

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Comments:**

1. Please contact Tim Welch for Engineering comments.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Comments:**

1. Flow test required.
2. Show hydrant location.

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**Division:** Info. Systems

**Member:** Gary Gray  
(GRG)  
954-828-5762

**Project  
Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Comments:**

1. Trees require a minimum of 8' planting area width.
2. A report from a certified Arborist may be required (prior to final signoff) for the Oaks and Mahoganys that are over 18" in diameter shown to be removed to verify "specimen" status.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Request:** Site Plan Level II Review/10,375 s.f. Warehouse Building

**Comments:**

1. What use is proposed for the building? Light industrial and warehouse are listed on the site plan. Specific uses are required in order to determine parking calculations.
2. Show both proposed and required setbacks on site plan.
3. Revise Land Use Determination on site plan to state: "Northwest Regional Activity Center."
4. Discuss traffic circulation within parking lot with engineering representative. Turn-around space cannot be counted toward total number of spaces.
5. A survey of adjacent property was provided with plans. Is this for informational purposes only?
6. Discuss provision of curb and gutter along NW 1<sup>st</sup> Street and NW 10<sup>th</sup> Avenue with engineering representative.
7. Provide street trees along NW 1<sup>st</sup> Street to prevent parking within swales and to beautify the street.
8. Provide calculations showing a 5' minimum and 10' average perimeter landscape area adjacent to NW 1<sup>st</sup> St. and NW 10<sup>th</sup> Ave.
9. Respond to comments within 90 days or additional DRC review may be required.
10. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875  
Fax -954-828-6423

**Project Name:** Courtney Case Inc.

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**Comments:**

1. Recommend intrusion/fire alarm for each unit.
2. Will perimeter be secured by an 8-10' high chain link fence, including 2 driveway gates?
3. No additional comments at this time.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Courtney Case Inc.

**Case #:** 6-R-04

**Date:** January 13, 2004

**Comments:**

1. Indicate on the site plan and roof plan all mechanical equipment pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.
2. Signs shall comply with section 47-22.